

PB# 98-10

**NW PARTNERS & VAILS GATE
FIRE COMPANY**

– 65-2-16.21, 16.22 & 25

98 - 10 (Amended)
N.W. Partners, L.P.
L.H. Change

Approved amendment
12/8/98

No Fees - per Mark E. - Amendment - minor change

Wilson Jones • Carbonless • S1642 4WCL Duplicate • S1644 4WCL Tripartite

© Wilson Jones, 1989

DATE 12/7/98 RECEIPT NUMBER 98-10
RECEIVED FROM Barry B. Larner / Kenneth Segel
Address 582 Old Loudon Rd. - Latham, N.Y. 12110
Eighty 00/100 DOLLARS \$80.00
FOR Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	80	-	CASH		
AMOUNT PAID	80	-	CHECK	# 00329	
BALANCE DUE	- 0	-	MONEY ORDER		

BY J. Zappalo
Myra Mason, Secretary

Map Number

13-99

98/10

Section

65

Block

2

Lot

16, 21
16, 22

City

Town

Village

[]

[X]

[]

New Windsor

Title:

N W Partners, L.P. ²⁵ $\frac{1}{2}$ Vails Gate Fire Co Inc

Dated:

10-5-98

Filed

1-27-99

Approved by

Ed Stent

on

12/8/98

Record Owner

N W Partners LP $\frac{1}{2}$ Charles & Rose Daidone

Lot Line Change

DONNA L. BENSON

Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/09/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 98-10

NAME: NW PARTNERS L.P. & VAILS GATE FIRE COMPANY INC.
APPLICANT: NW PARTNERS, L.P.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/08/98	PLANS STAMPED	APPROVED
10/14/98	P.B. APPEARANCE	APPROVED AMENDMENT
10/05/98	REOPENED FILE FOR AMENDMENT	NEXT AGENDA
05/20/98	PLANS STAMPED	APPROVED
04/22/98	P.B. APPEARANCE	LA:ND W/PH APPROVED
04/15/98	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/07/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 98-10

NAME: NW PARTNERS L.P. & VAILS GATE FIRE COMPANY INC.

APPLICANT: NW PARTNERS, L.P.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/22/98	L.L. CHG APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/19/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 98-10

NAME: NW PARTNERS L.P. & VAILS GATE FIRE COMPANY INC.
APPLICANT: NW PARTNERS, L.P.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/98	REC. CK. #00156	PAID		400.00	
04/22/98	P.B. ATTY. FEE	CHG	35.00		
04/22/98	P.B. MINUTES	CHG	18.00		
05/12/98	P.B. ENGINEER FEE	CHG	83.40		
05/20/98	RET. TO APPLICANT	CHG	263.60		
10/14/98	P.B. MINUTES - REOPENED	CHG	13.50		
11/10/98	P.B. ENGINEER	CHG	66.50		
			-----	-----	-----
		TOTAL:	480.00	400.00	80.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/09/98

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 98-10

NAME: NW PARTNERS L.P. & VAILS GATE FIRE COMPANY INC.

APPLICANT: NW PARTNERS, L.P.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/17/98	EAF SUBMITTED	04/17/98	WITH APPLICATION
ORIG	04/17/98	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	04/17/98	LEAD AGENCY DECLARED	04/22/98	TOOK LEAD AGENCY
ORIG	04/17/98	DECLARATION (POS/NEG)	04/22/98	DECL. NEG. DEC
ORIG	04/17/98	PUBLIC HEARING	04/22/98	WAIVE PUBLIC HEAR
ORIG	04/17/98	AGRICULTURAL NOTICES	/ /	

RESULTS P.B. MEETING OF: Oct 14, 1948

PROJECT: NW Portman L.L. Chg. **P.B.#** 98-10

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M)___ S)___ VOTE: A___N___

2. TAKE LEAD AGENCY: Y___ N___

CARRIED: YES___NO___

M) A S) VOTE: A N

CARRIED: YES___NO___

No impact on previous findings

WAIVE PUBLIC HEARING: M)___S)___ VOTE: A___N___ WAIVED: Y___N___

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)___S)___ VOTE: A___N___

RETURN TO WORK SHOP: YES___NO___

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A 4 N 0 APPROVED CONDITIONALLY: 10-14-98

NEED NEW PLANS: Y_____ N_____

DISCUSSION/APPROVAL CONDITIONS:

[illegible]

Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
[914] 561-3695

December 1, 1998

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue
New Windsor, New York 12553

Att: Myra Mason, Secretary


Re: Lot Line Change Between Diadone and Vails Gate Fire Company
Windsor Highway

Dear Ms. Mason:

Pursuant to our conversation, enclosed please find a check in the amount of \$80.00 to be applied against the outstanding balance in the Consultant Escrow Account of the above referenced project. It is my understanding that this is the amount required to close out the Board's project files.

Very truly yours,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv
Enclosure

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/14/98

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 98-10

NAME: NW PARTNERS L.P. & VAILS GATE FIRE COMPANY INC.

APPLICANT: NW PARTNERS, L.P.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	04/17/98	MUNICIPAL HIGHWAY	04/22/98	APPROVED
ORIG	04/17/98	MUNICIPAL WATER	04/21/98	APPROVED
ORIG	04/17/98	MUNICIPAL SEWER	/ /	
ORIG	04/17/98	MUNICIPAL FIRE	04/21/98	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/14/98

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

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FOR PROJECT NUMBER: 98-10

NAME: NW PARTNERS L.P. & VAILS GATE FIRE COMPANY INC.

APPLICANT: NW PARTNERS, L.P.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/20/98	PLANS STAMPED	APPROVED
04/22/98	P.B. APPEARANCE	LA:ND W/PH APPROVED
04/15/98	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/14/98

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LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 98-10

NAME: NW PARTNERS L.P. & VAILS GATE FIRE COMPANY INC.
APPLICANT: NW PARTNERS, L.P.

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ORIG	04/17/98	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	04/17/98	LEAD AGENCY DECLARED	04/22/98	TOOK LEAD AGENCY
ORIG	04/17/98	DECLARATION (POS/NEG)	04/22/98	DECL. NEG. DEC
ORIG	04/17/98	PUBLIC HEARING	04/22/98	WAIVE PUBLIC HEAR
ORIG	04/17/98	AGRICULTURAL NOTICES	/ /	



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

Amended
98 - 10

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change ☒ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 65 Block 2 Lot 25
65 2 16.21
16.22

1. Name of Project NW PARTNERS L.P. & VAILS GATE FIRE COMPANY, INC. LOT LINE CHANGE AMENDED *
TAX LOTS 16.21 & 16.22 CHARLES FROSE DAIDONE ① 562-6957

2. Owner of Record TAX LOTS VAILS GATE FIRE COMPANY, INC. ② Phone 561-9729
432 TEMPLE HILL ROAD NEW WINDSOR NY 12553
Address: ROUTE 94 VAILS GATE N.Y. 12584
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant NW PARTNERS, L.P. Phone 518-783-5871
Address: 582 NEW LOUDON ROAD LATHAM N.Y. 12110
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C. Phone 562-8667
407 SOUTH PLANK ROAD NEWBURGH NY 12550 *
Address: 33 QUASSAICK AVENUE NEW WINDSOR N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:
BILL HILDRETH 562-8667 566-6650 *
(Name) (Phone)

7. Project Location:
On the EAST side of ROUTE 32 400 feet
(Direction) (Street) (No.)
NORTH of OLD TEMPLE HILL ROAD
(Direction) (Street)

8. Project Data: Acreage 1.79 Zone CjR4 School Dist. NCSD
* 1.89

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

*This information can be verified in the Assessor's Office.

*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) 24,157 S.F. *
TRANSFER OF 19,933 S.F.
FROM VAILS GATE FIRE CO. (TAX LOT 25) TO DAIDONE (TAX LOT 16.21)

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

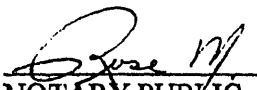
COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

10 DAY OF April 1998


APPLICANT'S SIGNATURE


NOTARY PUBLIC
Rose M. DAIDONE
Notary Public, State of New York
Qualified in Orange County
4975705
Commission Expires December 17, 1999

Rose M. Daidone
Please Print Applicant's Name as Signed

TOWN USE ONLY:

DATE APPLICATION RECEIVED

98 - 10
APPLICATION NUMBER

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>N W PARTNERS, L.P.</i>	2. PROJECT NAME <i>N W PROPERTIES, L.P. AND VAILS GATE FIRE COMPANY, INC. LOT LINE CHANGE</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE</i> <i>AMENDED*</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>TOWN OF NEW WINDSOR TAX MAP SECTION 65 BLOCK 2 LOTS 16.21 & 16.22 AND SECTION 65 BLOCK 2 LOT 25</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>TRANSFER OF 19,933 S.F. FROM VAILS GATE FIRE CO. (TAX LOT 25) TO TAX LOT 16.21 * 24,157 S.F.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>4.12</i> acres Ultimately <i>4.12</i> acres <i>(TOTAL OF 3 TAX LOTS)</i>	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>N/A</i>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: _____	Date: <i>4/7/98</i>
Signature: <i>William B. Dildard, L.S., PREPARER</i>	* REV. 10/5/98

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	